




TO: District of Columbia Zoning Commission

FROM:  Stephen Cochran, Zoning and Special Projects Planner

DATE: March 7, 2011

SUBJECT: Supplement to Setdown Report Submitted March 4, 2011 for ZC 10-28 Consolidated PUD at 901 Monroe Street, N.E.

2011 MAR -7 PM 7:42

Please substitute the attached pages 5 and 6 for those submitted in the OP report dated March 4, 2011. They contain two corrections to Table 2, the zoning analysis for the associated C-2-A zone that the Office of Planning (OP) recommends be set-down in the alternative. There are no corrections to Table 1. It is included only for ease of page substitution.

Thanks to ANC Commissioner Carolyn Steptoe for bringing the typos to OP's attention.

ZONING COMMISSION
District of Columbia
REFERENCE NO. 10-28
EXHIBIT NO. 13



Table 1: Proposed Project's Zoning Analysis with Requested C-2-B Zone

	C-1	R-2	C-2-B MOR	C-2-B PUD	Proposal	Compliance
Min. Area	15,000 SF	2 ac.	n/a	15,000 sf	60,000 sf (1)	Complies
FAR	1.0	n/a	4.2(IZ) (1.5 non-res.)	6.0 total (2.0 non-res.)	3.12 revised total	Complies
Gross Floor Area permitted	60,000	n/a	252,000	360,000	222,854 sf. (total) (12,922 sf. (comm.) 201,631 sf (res.) --- (w/8% - 16,130 sf- @ 80% AMI)	Complies (provides
Lot Occupancy	60%	n/a	80% res. 100% non-res.	80% res. 100% non-res	75% (residential & comm..)	Complies
Height	40 ft. , 3 stories		75 ft. (IZ)	90 ft.	60 ft. 8 in.	Complies
Vehicle Parking	<u>Retail:</u> 1/300 sf. gfa&cellar >3,000sf <u>Residential</u> 1/ 3 du's	<u>Res.:</u> 1	<u>Retail:</u> 1/750 sf.gfa >3,000 sf, Residential.: 1 /3du's	1/750 sf. <u>Retail:</u> gfa >3,000 sf, (i.e., 13spaces) <u>Residential:</u> 1/3 du's (i.e., 71 – 73)	Retail: 13 Residential: 114 Total: 120-130	Complies
Bike Pkg.	5%required auto spaces	<u>none</u>	5% of required retail auto spaces	5% of required retail auto space	68	Complies (§2119)
Loading	<u>Retail</u> <u>Residential</u> N/A		<u>Retail</u> 1 berth@ 30 ft. 1 platform @ 100 sf. 1 service/delivery@ 20' <u>Residential</u> 1 berth @ 55 ft. deep 1 platform @ 200 sf. 1 space @ 20 ft.		<u>Retail</u> 2 service/delivery @ 30 ft. deep <u>Residential</u> 1 berth @ 30'. deep 1 platform @ 400 sf.	Relief requested from § 22
# Roof Structures					2 @12'-0" tall ALT: 3-12'-0", 1 18.5	Relief requested from §411
Roof Structure Setback					NW stair: 32' - 9 th & Monroe;. 19'-2" - courtyard. Elevator penthouse: 32'- 9 th St., 6'-2" - courtyard	Relief requested from §411 ALT. NW enclosure: 26'-Monroe; 28' 9 th , 7'2" - courtyard. ALT. end stairs: 0' aligns w/ 'chimney'

Table 2: Proposed Project's Zoning Analysis with Alternative C-2-A Zone
(With 2 corrections dated March 7, 2011. Errors ~~struck through~~; corrections **bold underlined**)

	C-1	R-2	C-2-A MOR	C-2-A PUD	Proposal	Compliance
Min. Lot Area (\$2401)	15,000 SF	2 acres	n/a	15,000 sf	60,000 sf (<i>1</i>)	Complies
FAR	1.0	n/a	3.0 (IZ) (1.5 non-res.)	3.0 total (2.0 non-res.)	3.12 revised total	Requires 5% relief under §2403.5
Gross Floor Area (GFA) permitted	60,000	n/a	252,000	360,000	222,854 sf. (total) (12,922 sf. (comm.) 201,631 sf (res.) w/ - 5% (10,082 sf) @ 80% AMI%	Complies
Affordable Housing	n/a	n/a	If residential proposed: 5% @ 80% AMI 5% @ 50% AMI	If residential proposed: 5% @ 80% AMI 5% @ 50% AMI	10% total 5% (10,082 gsf) @ 80% 5% (10,081 gsf) at 50%	
Lot Occupancy	60%	n/a	80% <u>60%res.</u> 100% non-res.	60% res. 100% non-res	75% (residential & comm..)	Complies under IZ s
Height	40 ft. , 3 stories		50 ft.	90 ft. <u>65ft.</u>	60 ft. 8 in.	Complies
Vehicle Parking	Retail: 1/300 sf. gfa&cellar >3,000sf <u>Residential</u> 1/ 3 du's	Res.: 1	Retail: 1/750 sf.gfa >3,000 sf, Residential.: 1 /3du's	1/750 sf. Retail: gfa >3,000 sf, (i.e., 13 spaces) <u>Residential:</u> 1/3 du's (i.e., 71 – 73)	Retail: 13 Residential: 114 Total: 120-130	Complies
Bicycle Parking (2119)	5% of required auto spaces	<u>none</u>	5% of required retail auto spaces	5% of required retail auto space (i.e., 1)	68	Complies
Loading	<u>Retail</u> <u>Residential</u> N/A		<u>Retail</u> 1 berth@ 30 ft. 1 platform @ 100 sf. 1 service/delivery@ 20' <u>Residential</u> 1 berth @ 55 ft. deep 1 platform @ 200 sf. 1 space @ 20 ft.		<u>Retail</u> 2 service/delivery @ 30 ft. deep <u>Residential</u> 1 berth @ 30 ft. deep 1 platform @ 400 sf.	Relief requested from § 22
# Roof Structures					2 @12'-0" tall ALTERNATE: 3 - 2@12'-0", 1@ 18'-6"	Relief requested from §411
Roof Structure Setback					NW stair: 32' from 9 th St. & Monroe St., 19'-2" from courtyard. Elevator penthouse: 32' from 9 th St., 6'-2" from courtyard ALT. NW mechanical enclosure: 26' from Monroe Street, 28' from 9 th Street, 7'-2" from courtyard. ALT. end stairs: 0' - in line with "chimney" embellishment.	Relief requested from §411